

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, July 21, 2021
4:00 PM
Metropolitan Council Chambers City Hall
Third Floor

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information prior to the meeting using one of the monitors outside of the Metropolitan Council Chambers or by filling out a "request to speak" card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Metropolitan Council Members may ask questions and make comments in accordance with applicable law but are urged to cooperate in an effort to spend no more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 21-00693 **PA-6-21 18500-18600 Old Scenic Highway**
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located east of Old Scenic Highway, south of Cedar Trail Avenue on Lot Y. Section 58, T5S R1W, GLD, EBRP, LA (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to deny carried, 7-2
This item was deferred from June 16, 2021
[Application](#) [Staff Report](#)
2. 21-00694 **PA-7-21 15694 and 15696 Old Scenic Highway**
To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property. Sections 58 and 71, T5S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
COMMISSION ACTION: Motion to defer to August 16 carried, 7-0
This item was deferred from June 16, 2021
[Application](#)

3. 21-00695 **PA-8-21 17920 and 17960 Old Perkins Road East**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Employment Center on property located on the west side of Old Perkins Road East, north of Highland Road, on Tracts 7-A and 7-B of Montan Estates. Section 55, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 24-21
[Application](#) [Staff Report](#)
4. 21-00696 **Case 24-21 17920 and 17960 Old Perkins Road East**
 To rezone from Rural to Light Commercial Three (LC3) on property located on the west side of Old Perkins Road East, north of Highland Road, on Tracts 7-A and 7-B of Montan Estates. Section 55, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-8-21
[Application](#) [Staff Report](#)
5. 21-00815 **RV-8-21 The Grove PUD Revocation**
 A request to relocate a 290 foot drainage servitude, located east of Mall of Louisiana Boulevard and south of Interstate 10, on Lot WG-2E-2 of Kleinpeter Property (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC
COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 3.6.3
[MC Exhibit](#) [Aerial Map](#) [Zoning Map](#) [LONO Development](#) [LONO Transportation and Drainage](#) [Staff Report](#) [Memo to Metro Council](#)
6. 21-00818 **PA-9-21 10146 South Vignes Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the west side of South Vignes Road, north of Hoo Shoo Too Road, on Tract 6-B-1-A-1 of the Joseph Heard Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
7. 21-00819 **PA-10-21 3205 and 3215 Jones Creek Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 5-2
Related to Case 33-21

[Application](#) [Staff Report](#)

8. 21-00820 **Case 33-21 3205 and 3215 Jones Creek Road**
To rezone from Rural to Town House (A2.5) on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 5-2
Related to PA-10-21

[Application](#) [Staff Report](#)
9. 21-00821 **Case 26-21 1003 Bob Pettit Boulevard**
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage Two (bar and lounge)(C-AB-2) on property located on the south side of Bob Pettit Boulevard, west of Nicholson Drive, on Lot B-1-B-3 of Tigerland Acres. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
10. 21-00822 **Case 27-21 930 O'Neal Lane, Suite 3**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage Two (bar and lounge)(C-AB-2) on property located on the west side of O'Neal Lane, north of Woodwick Avenue, on Lot D-2-A of the William Joseph Sharp Sr. Tract. Section 74, T7S, R2E GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
11. 21-00823 **Case 28-21 257 Lee Drive, Suite O**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of Lee Drive, north of Highland Road, on Lot X-1 of the Millard Dixon Tract. Section 45, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
12. 21-00824 **Case 29-21 2024 Thomas Road**
To rezone from General Residential (A4) to Light Commercial One (LC1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the south side of Thomas Road, east of Scotland-Zachary Highway, on an undesignated lot of former Lot 14 of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
COMMISSION ACTION: Motion to defer to August 16 carried, 7-0
[Application](#)

13. 21-00825 **Case 30-21 250 South Foster Drive**
To rezone from Heavy Commercial One (HC1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of South Foster Drive, north of Government Street, on Lot A-2 of the Second Presbyterian Church Property, formerly known as the Russel Nicolosi Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
14. 21-00826 **Case 31-21 17761 Tiger Bend Road**
To rezone from Rural to Zero Lot Line Residential (A2.6) on property located on the north side of Tiger Bend Road, west of East Achord Road, on a portion of Tract B-1-A of the Cecil Denham Property. Section 62, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
COMMISSION ACTION: Motion to withdraw carried, 9-0
Withdrawn by the applicant on June 21
[Application](#)
15. 21-00827 **Case 32-21 14344 South Harrell's Ferry Road**
To rezone from Rural to Zero Lot Line Residential (A2.6) on property located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of the K. G. Schrey Tract. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Recommendation to deny for lack of affirmative votes
[Application](#) [Staff Report](#)
16. 21-00828 **Case 34-21 1100-1200 Myrtle Street**
To rezone from Light Industrial (M1) to Limited Residential (A3.1) on property located on the north side of Myrtle Street, west of South 12th Street, on the West ½ of Lot 12 of Suburb Swart. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
17. 21-00829 **Case 35-21 1419 Julia Street**
To rezone from Light Industrial (M1) to High Density Multi-Family Residential (A3.3) on property located on the north side of Julia Street, west of South 15th Street, on Lot 10 and a portion of Lots 11 and 12 of Suburb Swart. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)

18. 21-00830 **Case 36-21 11324 Granberry Street**
 To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the east side of Granberry Street, north of Blount Road, on Lot E of the West Harding Heights Subdivision. Section 75, T6S, R1E, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to deny carried unanimously, 7-0
[Application](#) [Staff Report](#)
19. 21-00831 **Case 37-21 1885 Wooddale Boulevard**
 To rezone from Heavy Commercial One (HC1) to General Residential (A4) on property located on the west side of Wooddale Boulevard, north of Exchange Place, on Lot W-1-A-1-A-1 of the Wooddale Center Subdivision. Section 72, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
20. 21-00832 **ISPUD-11-19 La Rosa Revision 1**
 Proposed mixed use development including commercial and medium density residential uses on property located on the north side of Highland Road, west of Kenilworth Parkway, south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Tract. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
21. 21-00833 **SPUD-1-21 @ Highland**
 To rezone from General Office High Rise (GOH) and Light Commercial Two (LC2) to Small Planned Unit Development (SPUD) for proposed high density multifamily residential, office, retail, and restaurant with drive thru development on property located on the west side of Bluebonnet Boulevard, north of Highland Road, on Lots 1, 2, 3, 4-A, and 4-B of the @Highland Subdivision. Sections 69 and 70, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 5-4
[Application](#) [Staff Report](#) [Plans](#) [Comments in opposition 1](#) [Comments in opposition 2](#) [comments in favor 1](#) [Comments in opposition 3](#)
22. 21-00834 **PUD-1-03 Towne Centre at Cedar Lodge (Creekstone), Concept Plan, Revision 4**
 Revise permissible uses to include multi-family residential on property located on the south side of Jefferson Highway, north of Corporate Boulevard, on Tracts TC-1, TC-3-A-1, TC-3-A-2, TC-3-A-3, TC-3-J, TC-3-K, TC-3-L-1 of the Cedar Lodge Plantation Property. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#) [Plans](#)

ADJOURN